

Hardy Weedon Road
Right-of-way Dedication
0.04 Acre Tract
T. J. Allcorn Survey, A-61
Brazos County, Texas

St. Elmo Subdivision - Phase Two
10.15 Acre Tract
T. J. Allcorn Survey, A-61
Brazos County, Texas

Field notes of a 0.04 acre tract or parcel of land, lying and being situated in the T. J. Allcorn Survey, Abstract No. 61, Brazos County, Texas, and being part of the 42.387 acre tract described in the deed from J. E. Weedon, Jr. and wife, Madaleen Weedon to Michelle Weedon Colwell, recorded in Volume 1404, Page 220, of the Official Records of Brazos County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found marking the east corner of Lot 1, Block 1, St. Elmo Subdivision (5.00 acres) according to the plat recorded in Volume 2477, Page 127, of the Official Records of Brazos County, Texas, said 1/2" iron rod also being in the fenced northwest line of Hardy Weedon;

THENCE N 46° 30' 27" W along the northeast line of the aforementioned Lot 1, Block 1, for a distance of 3.69 feet to a 1/2" iron rod set;

THENCE N 46° 20' 47" E along the proposed right-of-way line of Hardy Weedon Road (the proposed right-of-way line being established generally 35' from the centerline of the present travelway), for a distance of 320.90 feet to a 60d nail set at the intersection of the said proposed right-of-way with the southeast line of the aforementioned 42.387 acre tract;

THENCE along the common line between the fenced line of Hardy Weedon Road and the 42.387 acre tract, as follows:

S 34° 48' 08" W for a distance of 41.91 feet,
S 47° 18' 37" W for a distance of 279.70 feet to the **PLACE OF BEGINNING** containing 0.04 acre of land, more or less.

THENCE along the common line between the fenced line of Hardy Weedon Road and the 42.387 acre tract, as follows:

S 34° 48' 08" W for a distance of 41.91 feet,
S 47° 18' 37" W for a distance of 279.70 feet to the **PLACE OF BEGINNING** containing 0.04 acre of land, more or less.

Field notes of a 0.003 acre tract or parcel of land, lying and being situated in the T. J. Allcorn Survey, Abstract No. 61, Brazos County, Texas, and being part of the 42.387 acre tract described in the deed from J. E. Weedon, Jr. and wife, Madaleen Weedon to Michelle Weedon Colwell, recorded in Volume 1404, Page 220, of the Official Records of Brazos County, Texas, and being more particularly described as follows:

BEGINNING at a 60d nail set in the transition curve from Dyess Road to Hardy Weedon Road, located N 42° 15' 42" E - 468.11 feet from a 1/2" iron rod found marking the east corner of Lot 1, Block 1, St. Elmo Subdivision - 5.00 acres according to the plat recorded in Volume 2477, Page 127, of the Official Records of Brazos County, Texas, also being located N 27° 57' 41" E - 94.67 feet from a 1/2" iron rod set at the end of the transition curve (on Hardy Weedon Road), same 60d nail further being in a curve, concave to the southwest, having a radius of 150.00 feet;

THENCE Northerly along said transition curve for an arc distance of 37.06 feet to a 60d nail set in the northeast line of the aforementioned 42.387 acre tract, the chord bears N 02° 30' 09" E - 36.97 feet;

THENCE along the northeast and southeast lines of the aforementioned 42.387 acre tract, as follows:

S 19° 34' 24" E for a distance of 24.30 feet,
S 34° 48' 08" W for a distance of 17.09 feet to the **PLACE OF BEGINNING**, containing 0.003 acre of land, more or less.

THENCE along the northeast and southeast lines of the aforementioned 42.387 acre tract, as follows:

S 19° 34' 24" E for a distance of 24.30 feet,
S 34° 48' 08" W for a distance of 17.09 feet to the **PLACE OF BEGINNING**, containing 0.003 acre of land, more or less.

Field notes of a 0.12 acre tract or parcel of land, lying and being situated in the T. J. Allcorn Survey, Abstract No. 61, Brazos County, Texas, and being part of the 42.387 acre tract described in the deed from J. E. Weedon, Jr. and wife, Madaleen Weedon to Michelle Weedon Colwell, recorded in Volume 1404, Page 220, of the Official Records of Brazos County, Texas, and being more particularly described as follows:

BEGINNING at a 60d nail set in the common line between the fence line of Dyess Road and the aforementioned 42.387 acre tract located S 46° 10' 36" E - 954.24 feet from the north corner of the said 42.387 acre tract and S 56° 33' 02" E - 83.48 feet from an angle point in the northeast line of the said 42.387 acre tract;

THENCE along the common line between the fenced line of Dyess Road and the 42.387 acre tract, as follows:

S 56° 33' 02" E for a distance of 277.12 feet to a 60d nail set,
S 46° 10' 36" E for a distance of 419.99 feet to a 60d nail set,
S 19° 34' 24" E for a distance of 38.13 feet to a 60d nail set in the proposed right-of-way line of Dyess Road (the proposed right-of-way line being established generally 35' from the centerline of the present travelway), same being in a curve, concave to the southwest, having a radius of 150.00 feet;

THENCE along the proposed southwest right-of-way line of Dyess Road (established 35.0 feet from the centerline of the present travelway), as follows:

Northwesterly along said curve, for an arc distance of 18.75 feet to a 1/2" iron rod set at the end of this curve, the chord bears N 38° 09' 05" W - 18.74 feet,
N 41° 43' 54" W for a distance of 72.44 feet to a 1/2" iron rod set,
N 45° 47' 53" W for a distance of 340.68 feet to a 1/2" iron rod set,
N 55° 29' 18" W for a distance of 299.11 feet to a 1/2" iron rod set;

THENCE N 43° 29' 33" E for a distance of 4.36 feet to the **PLACE OF BEGINNING**, containing 0.12 acre of land, more or less.

THENCE N 43° 29' 33" E for a distance of 4.36 feet to the **PLACE OF BEGINNING**, containing 0.12 acre of land, more or less.

Doc 08900475
Bk 6858
Vol 272
Pg 272
Filed for Record in
BRAZOS COUNTY
On: Aug 09, 2005 at 8:57P

As a
Plat
Document Number 08900475
Amount \$5.00
Receipt Number - 272774
By,
Flo Workman

CITY OF BRAZOS COUNTY
I hereby certify that this instrument was filed on the date and hour stamped hereon by me and as duly recorded in the volume and page of the same records of BRAZOS COUNTY as stamped hereon by me.
Aug 09, 2005

HARDY WEEDON ROAD, COUNTY CLERK
BRAZOS COUNTY

Dyess Road
Right-of-way Dedication
0.12 Acre Tract
T. J. Allcorn Survey, A-61
Brazos County, Texas

DYESS ROAD DEDICATION METES:

LINE	BEARING	DISTANCE
L1	S56°33'02"E	277.12'
L2	S46°10'36"E	419.99'
L3	S19°34'24"E	38.13'
L4	N41°43'54"W	72.44'
L5	N45°47'53"W	340.68'
L6	N55°29'18"W	299.11'
L7	N43°29'33"E	4.36'

CURVE LENGTH RADIUS
C1 18.75' 150.00'
C2 37.06' 150.00'
DELTA CHORD BEARING
709°38' N38°09'05"W-18.74'

TRANSITION R.O.W. DEDICATION METES:

LINE	BEARING	DISTANCE
L8	S19°34'24"E	24.30'
L9	S34°48'08"W	17.09'

CURVE LENGTH RADIUS
C2 37.06' 150.00'
DELTA CHORD BEARING
14°09'21" N02°30'09"E-36.97'

HARDY WEEDON ROAD R.O.W. DEDICATION METES:

LINE	BEARING	DISTANCE
L10	S34°48'08"W	41.91'
L11	S47°18'37"W	279.70'
L12	N46°30'27"W	3.69'
L13	N46°20'47"E	320.90'

CURVE LENGTH RADIUS
C3 36.55' 150.00'
DELTA CHORD BEARING
1°57'37" S09°26'09"W-36.46'

20' PUBLIC UTILITY EASEMENT METES:

LINE	BEARING	DISTANCE
L14	S55°29'18"E	299.14'
L15	S39°35'49"E	563.82'
L16	N42°42'21"E	13.86'
L17	S42°42'21"W	315.05'
L18	S46°20'47"W	49.38'
L19	S57°30'56"W	90.86'
L20	N46°30'27"W	20.61'
L21	N57°30'56"E	104.29'
L22	N17°40'12"W	28.24'
L23	N72°19'48"E	10.00'
L24	S17°40'12"E	22.91'
L25	N42°42'21"E	336.18'
L26	N39°35'49"W	594.33'
L27	N56°33'02"W	222.86'
L28	N43°29'33"E	15.95'

CURVE LENGTH RADIUS
C3 36.55' 150.00'
DELTA CHORD BEARING
1°57'37" S09°26'09"W-36.46'

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS

I, Michelle Weedon Colwell, Owner and Developer of the 10.00 Acre Tract shown on this plat, being the tract of land as conveyed to me in the Official Records of Brazos County, Texas in Volume 1404, Page 220, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purpose identified.

Michelle Weedon Colwell
Michelle Weedon Colwell - Owner

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Michelle Weedon Colwell, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein stated.

Given under my hand and seal this 1st day of August, 2005

Kevin J. Pfuntner
Notary Public, Brazos County, Texas
KEVIN J. PFUNTFNER
MY COMMISSION EXPIRES
FEBRUARY 13, 2006

APPROVAL OF BRAZOS COUNTY COMMISSIONER'S COURT

I, Randy Sims, County Judge of Brazos County, Texas, do hereby certify that the attached plat was duly approved by the Brazos County Commissioner's Court on the 24th day of July, 2005.

Randy Sims
County Judge, Brazos County, Texas.

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

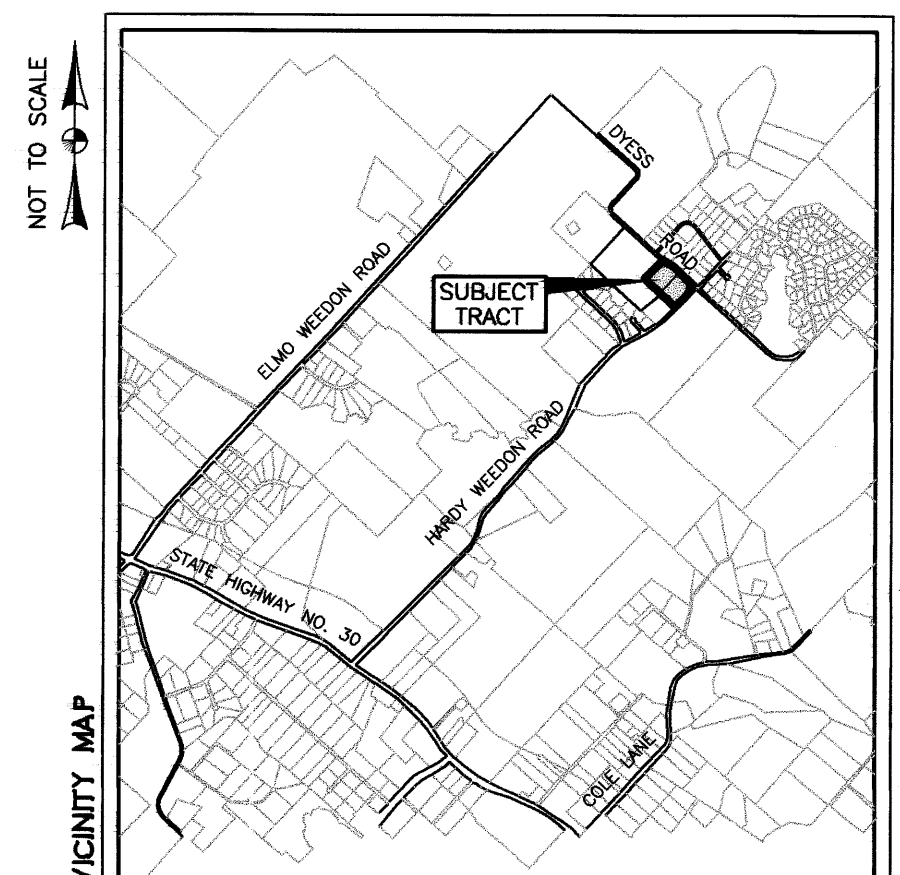
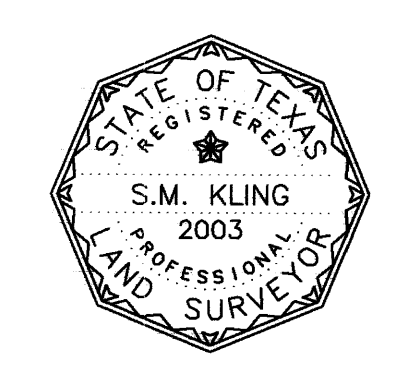
I, Karen McQueen, County Clerk in and for said county, do hereby certify that this plat together with its certificate of authentication was filed for record in my office the 9th day of August, 2005, in the Official Records of Brazos County, Texas, in Volume 6858, Page 272.

Karen McQueen
Karen McQueen, County Clerk, Brazos County, Texas

CERTIFICATION OF THE SURVEYOR

I, S. M. Kling, Registered Professional Land Surveyor No. 2003, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

S.M. Kling
S. M. Kling, R.P.L.S. No. 2003



FINAL PLAT OF ST. ELMO SUBDIVISION PHASE TWO

10.15 ACRE TRACT

T. J. ALLCORN SURVEY, A-61
BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:
MICHELLE WEEDON COLWELL
10310 DYESS ROAD
COLLEGE STATION, TEXAS 77845
(979) 774-0882

SCALE: 1"=60' JULY, 2005

PREPARED BY:

KLING ENGINEERING & SURVEYING

4101 TEXAS AV. + P.O. BOX 4234 + BRYAN, TEXAS + PH. 979/846-6212

H:\Land Projects\RE\041\Allcorn TJ A-61\Michelle Colwell 42 Acres\dwg\Final Plats.dwg 7/29/2005 11:35:40 AM CDT